

**SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM**

**SUBJECT:** 305 South Orange Boulevard – Lakeside Fellowship United Methodist Church, applicant; Request for a special exception for Little League Fields in the A-1 (Agriculture District).

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7433

**Agenda Date** 2/26/07 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

**MOTION/RECOMMENDATION:**

1. **APPROVE** the request for a special exception for Little League Fields in the A-1 (Agriculture District); or
2. **DENY** the request for a special exception for Little League Fields in the A-1 (Agriculture District); or
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	<p>Applicant: Lakeside Fellowship United Methodist</p> <p>Location: 305 South Orange Boulevard</p> <p>Zoning: A-1</p> <p>Subdivision: Shadow Lake Acres</p>
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The Lakeside Fellowship United Methodist Church currently resides on a parcel that contains approximately 10 acres. The church is located on the north end of the property which contains approximately 4 acres and the south 6 acres is vacant. They have offered the Sanford Little League the use of the south 6 acres. The Sanford Little League has agreed to construct the church a basketball court and multipurpose field as part of the lease agreement.</li> <li>• The proposed Little League fields will consist of three (3) 210 foot fields, one tee ball field, 2-story concession stand, restrooms, batting cage, playground, and a</li> </ul>

	<p>maintenance storage building.</p> <ul style="list-style-type: none"><li>• The fields will be used for schedule games on Monday, Tuesday, Thursday and Friday with starting times from 5:30 to 7:30. On Saturdays there will be games from 8:30 a.m. to 7:30 p.m. The fields will not be used for practice. This schedule is based upon the existing church schedule to ensure that both the fields and church are not in use at the same time.</li></ul>
<p><b><u>STANDARDS FOR GRANTING A SPECIAL EXCEPTION &amp; STAFF FINDINGS:</u></b> (Section 30.43 (2) Land Development Code)</p>	<p>In order for the Board of Adjustment to approve a Special Exception, the Board must make a determination that the request:</p> <ol style="list-style-type: none"><li>1. The request is not detrimental to the character of the area or neighborhood or inconsistent with the trends of development in the area;</li></ol> <p><i>The proposed site is on the southeast corner of the intersection of Orange Boulevard and Wayside Drive. Along both of these roadways there are several non-residential uses and some that have recreation components. These uses include daycares, churches, an elementary school, assisted living facilities, and a veterinary clinic. There has been recently approved to the east of the site a bible college and to the west a swimming pool business. There is an existing single family home that is located on the south east corner of the property in which staff is recommending a 6 foot high masonry wall. Due to the trend of development in the area the location of Little League fields would not be detrimental based upon staff's recommended conditions of approval.</i></p> <ol style="list-style-type: none"><li>2. Does not have an unduly adverse effect on existing traffic patterns, movements, or intensity; and</li></ol> <p><i>The applicant has submitted a traffic impact study which indicates the Little League will generate a daily traffic volume of 212 trips per day and that Orange Boulevard has an available capacity of 10,344 trips. At site plan it will be determined what improvements will be required for Wayside Drive and Orange Boulevard.</i></p> <ol style="list-style-type: none"><li>3. Is consistent with the County's Comprehensive Land Use Plan;</li></ol>

	<p><i>The Low Density Future Land use allows by Special Exception the use of parks and recreational areas.</i></p> <p>4. Meets any additional requirements specified in the code section authorizing the use in a particular zoning district or classification;</p> <p><i>The proposed use is allowed by Special Exception in the A-1 (Agriculture District). The site meets the dimensional requirements of the A-1 district.</i></p> <p>5. In granting any Special Exception, the Board shall find that such grant will not adversely affect the public interest.</p> <p><i>The proposed use is located in an area that consists of non-residential uses that support and serve the surrounding residential community. The locations of recreational areas in Seminole County are appropriate when compatibly and impacts with the surrounding residential uses area are addressed. Staff believes that the use of Little League Fields are appropriate based upon staff recommendations and site plan requirements.</i></p>
<b>STAFF RECOMMENDATION</b>	<p>Based on the stated findings, staff recommends approval of the request based upon the following conditions:</p> <ul style="list-style-type: none"><li>• The fields will be used for schedule games on Monday, Tuesday, Thursday and Friday with starting times from 5:30 to 7:30. On Saturdays there will be games from 8:30 a.m. to 7:30 p.m. These times are based existing church schedule so that the fields and church are not utilized at the same time. Under no circumstances can the church and fields be in use at the same time, for example weddings and special events.</li><li>• No parking shall be allowed in undesignated areas and/or the right of away.</li><li>• The fields will not be used for practice.</li><li>• There will be a 6 foot high masonry wall adjacent to the existing single family home.</li><li>• There will be no amplification of sound.</li><li>• There shall be a plan submitted at site plan to show how balls will be secured within the designated</li></ul>

	<p>property lines to ensure any safety concerns with Orange Boulevard and adjacent property owners.</p> <ul style="list-style-type: none"><li>• The site plan shall be in compliance with the Seminole County Land Development Code.</li></ul>
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### **INDEX OF ATTACHMENTS**

*Items that are checked are included in the packet*

- ☒ Staff Report
- ☒ Application
- ☒ Applicant statement of request
- ☒ Proposed Site Plan
- ☒ Location map
- ☒ Property Appraiser data sheet
- ☐ PUD Commitment Card, *if applicable*

#### Support information:

- ☐ Proposed elevation drawings, renderings, floor plans, etc
- ☒ Aerials, *if warranted*
- ☐ Plat, *if warranted*
- ☐ Code Enforcement information
- ☐ Building Permit information
- ☐ Correspondence
- ☐ Authorization letter
- ☐ Supporting documentation
- ☐ Letters of support
- ☐ HOA approval letter
- ☐ Pictures provided by applicant
- ☒ Other miscellaneous documents
  
- ☒ Proposed Development Order

Fee: \$370.00

**COPY**

Application # B5 2007-02  
Meeting Date 2-26-07



**SPECIAL EXCEPTION APPLICATION**  
**SEMINOLE COUNTY PLANNING DIVISION**  
1101 East First Street Sanford FL 32771 (407) 665-7444

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)

Name: LAKE SIDE FELLOWSHIP UNITED METHODIST CHURCH  
Address: 305 SOUTH ORANGE BLVD City: SANFORD Zip code: 32771  
Project Address: SAME City: \_\_\_\_\_ Zip code: \_\_\_\_\_  
Phone number(s): 407 222-6551 (GEORGE AHAKIS II, PRESIDENT SANFORD LITTLE LEAGUE)  
Email address: SANFORD.FLORIDA.LL@AOL.COM

What is this request for?

- ☐ Church  
☐ Daycare  
☐ School  
☐ Group Home  
☐ Assisted Living Facility (ALF)  
☐ Kennel  
☐ Riding Stable  
☐ Alcoholic Beverage Establishment  
☐ Communication Tower  
☒ Other: YOUTH SPORTS COMPLEX

Is the property available for inspection without an appointment? ☒ Yes ☐ No

What is the current use of the property? VACANT LAND - PREVIOUSLY A TREE FARM

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless the required pre-application conference has been held and all of the required information in the Special Exception application and submittal checklist is provided to the Planning Division.

Signed: [Signature] Lakeside Fellowship Trustee

**FOR OFFICE USE ONLY**

Date Submitted: <u>1-12-07</u>	Reviewed By: <u>KF</u>
Tax parcel number: <u>30-19-30-501-0000-0010</u>	Zoning/FLU <u>A-1 / LDR</u>
<input type="checkbox"/> Legally created parcel (1971 tax roll, 5-acre dev, lot split)	<input type="checkbox"/> Platted Lot (check easements on lots / in dedication)
<input type="checkbox"/> Lot size _____	<input type="checkbox"/> Meets minimum size and width
<input type="checkbox"/> Past approval # _____	<input type="checkbox"/> Application and checklist complete
Notes: _____	
_____	
_____	

February 8, 2007

Sanford Little League is a 501(c)3 not-for-profit corporation affiliated with Little League Baseball, Inc., the world's premier youth sports organization.

For many years, Sanford Little League used Fort Mellon Park's two baseball fields that had lights to play their games. At one point, Sanford Little League had in excess of three hundred youths participating in their program. With the elimination of one of the fields at Fort Mellon Park as well as the lights on the existing field being removed, Sanford Little League had dwindled to just a few softball teams that used Lee P Moore field to practice, but had to travel to Oviedo and Casselberry to play their games because of needing fields that had lighting.

In 2005, a group of 4 individuals from the Sanford area learned of the difficulties the League faced, which included not paying the charter fees that provided the insurance for any of the children, coaches, volunteers and even the City of Sanford in the event of an injury. Collectively, we paid the fees and got the league back in good standing with Little League Baseball, Inc. and began to rebuild the league.

Our League's boundaries go to Lake Monroe on the North, the Wekiva River to the West, St. Rd. 415 to the East, and down to St Rd 427 then back to Lake Mary Blvd. to the South. All of our participants, girls and boys, ages 5 thru 16, are Sanford and Seminole County residents. All people associated with SLL are volunteers. There are no paid employees or umpires as there is with the City sponsored Babe Ruth organization.

Last fall we built our league to 97 players and had over 25 volunteers act as board members, umpires, coaches, and team moms. Our safety program (called ASAP) is the most organized and sophisticated in youth sports today. Every volunteer is put through two background checks including a national sexual predator data base. Still, our only participation is thru interaction with other leagues. Last Fall's program inter-leagued with Oviedo Little League, which posed many challenges, including games in Oviedo that began at 5:30 pm. Our parents are supportive in growing the league, but the logistics and demands put on them to travel became a tremendous burden.

This Spring our registration is 73 children, with numerous families electing not to return because of the challenges that inter-leaguings across town presented. All of those that did not return from the fall indicated that they would return to our league when Fellowship Park was constructed.

The City of Sanford allows us the use of the existing field at Fort Mellon Park to practice as well as Lee P Moore Field to practice, but again, neither field is capable for use at night as they both lack lighting. The city refuses to share the fields at Celery Avenue as they are said to be needed for the City's sponsored league games. In addition to this challenge, we are now told of the impending loss of the Fort Mellon Field as it is being demolished in the renovation of the park.

As President of Sanford Little League, I have approached numerous land developers in an effort to obtain the land necessary to build fields for all of our children to play. All of my requests fell on deaf ears, including those of some of the most prosperous developers in our county.

In August of 2006, Sanford Little League was contacted by the Orlando Sentinel for a story on our League and our challenges with obtaining field time to play. In September, an article was run in the Orlando Sentinel that centered around the challenges of youth sports and the lack of available fields in Seminole County. Upon reading this article, Lakeside Fellowship United Methodist Church contacted the author of the article and was put in touch with Sanford Little League.

After months of interaction, a 15 year lease was granted to SLL by Lakeside Fellowship for \$1 per year with an additional 5 year option to renew.

Our league currently has over 12 children on the waiting list to play now, however, we are inter-leaguering with Lake Mary Little League this Spring and they simply do not have the room to handle any more of our teams.

Fellowship Park will have three 210 ft fields and one tee ball field that at maximum capacity can accommodate 600 children both in our Spring Season, which runs from the last Saturday in February each year to the second Saturday in May; as well as up to 600 children in our fall season which runs from the Saturday following Labor Day each year to the Saturday before Thanksgiving. Typically however, the Fall Season has approximately 75% of the Spring Season's enrollment.

Our intent is to have no practicing on Fellowship Park, just scheduled games. These games will take place at 5:30 and 7:30 pm on Monday, Tuesday, Thursday, and Friday, and all day from 8:30am to 7:30 pm on Saturdays. There are no scheduled games or use on Wednesdays and Sundays, as the Church will be in session on those days.

The lights will be turned off by 10:15 pm on all days the fields are used.

The basketball court and multipurpose field is being constructed by SLL for the exclusive use of Lakeside Fellowship United Methodist Church and will not be part of Fellowship Park. Sanford Little League agreed to build the multipurpose field and basketball court under the terms of our lease.

The Park will be secured with fencing around the perimeter of the park and will be locked when not in use.

The Fields will not be used as a means to generate income by leasing time to AAU or other organizations.

Lakeside Fellowship will be granted use of the fields to accommodate special events such as the Fall Festival, the Easter Egg hunt, and on other occasions such as their summer camp.

Our mission is to reach the underprivileged child and at no time has there ever or will there ever be a child denied the right to participate due to lack of finances. We will also be making every effort to help the special needs children thru our Challenger Division. The Challenger Division is an intricate part of Little league Baseball in an attempt to reach every child regardless of their ability. Our current dynamic has ¼ of our players who reside in Public Housing or some other challenged area.

Anita Carlsson of Carlsson Incorporated has given us the estimated cost of \$3,296,162.81 to construct this park with its' two-story 2,800 sq. ft. concession stand, restrooms, storage building and a 1,000 sq. ft. maintenance building, as well as three baseball/softball fields, a Tee Ball field, batting cages and enclosed tot playground. We are attempting to raise the money and accomplish



this entire project for \$1 million through the sacrifice and donations such as the generous talents and time that has already been donated by many professionals who have already come forward and are donating their time to do everything from the architectural plans and engineering to the lighting plans for the park. David Gierach, Larry Poliner, and David Morris at CPH Engineers are providing engineering and plans; James A. Barks, Attorney, is providing legal assistance; Turget Dervish at TCG, is providing the traffic study; Shawn Barth with Andreyev Environmental is providing the environmental study; Anita Carlsson with CCG, the cost analysis; Musco Lighting and Vernon Ford with OUC, the Lighting Photometrics and plans.

We are a private, 501(c)3 not-for-profit organization with only volunteers attempting to accomplish a worth-while project that will enhance thousands upon thousands of Seminole County children for years to come and we ask for your cooperation in making Fellowship Park a reality NOW. Once constructed, Sanford Little League, through volunteers and donations, will continue to maintain Fellowship Park so that it remains a premier destination for Seminole County's youth.

We are anticipating February 23, 2008 as opening day for this tremendous addition to Seminole County youth's future!

With warmest regards,

George Pihakis II  
President  
Sanford Little League

# FELLOWSHIP PARK SEMINOLE COUNTY, FL. SPECIAL EXCEPTION REQUEST

## OWNER/DEVELOPER

CHURCH LAKEVIEW FELLOWSHIP  
UNITED METHODIST INC  
305 S. ORANGE BLVD.  
SANFORD FL 32771

## ENGINEER

C.P.H. ENGINEERS, INC.  
505 W. FULTON STREET  
SANFORD, FLORIDA 32771  
(407) 322-6641  
ATTN: LAURENCE M. POLNER, P.E.

## PERMITTING AGENCIES

### SITE PLAN REVIEW

SEMINOLE COUNTY  
PLANNING & REVIEWING  
SERVICES DEPARTMENT  
1151 EAST FIRST STREET  
SANFORD, FLORIDA 32771  
(407) 885-7331  
ATTN: ALAN WILLIS

ST. JOHNS RIVER WATER  
MANAGEMENT DISTRICT  
875 KELLER ROAD  
ALTAMONTE SPRINGS, FLORIDA 32714  
ATTN: REVIEWER  
(407) 836-4852

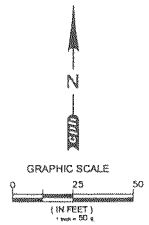
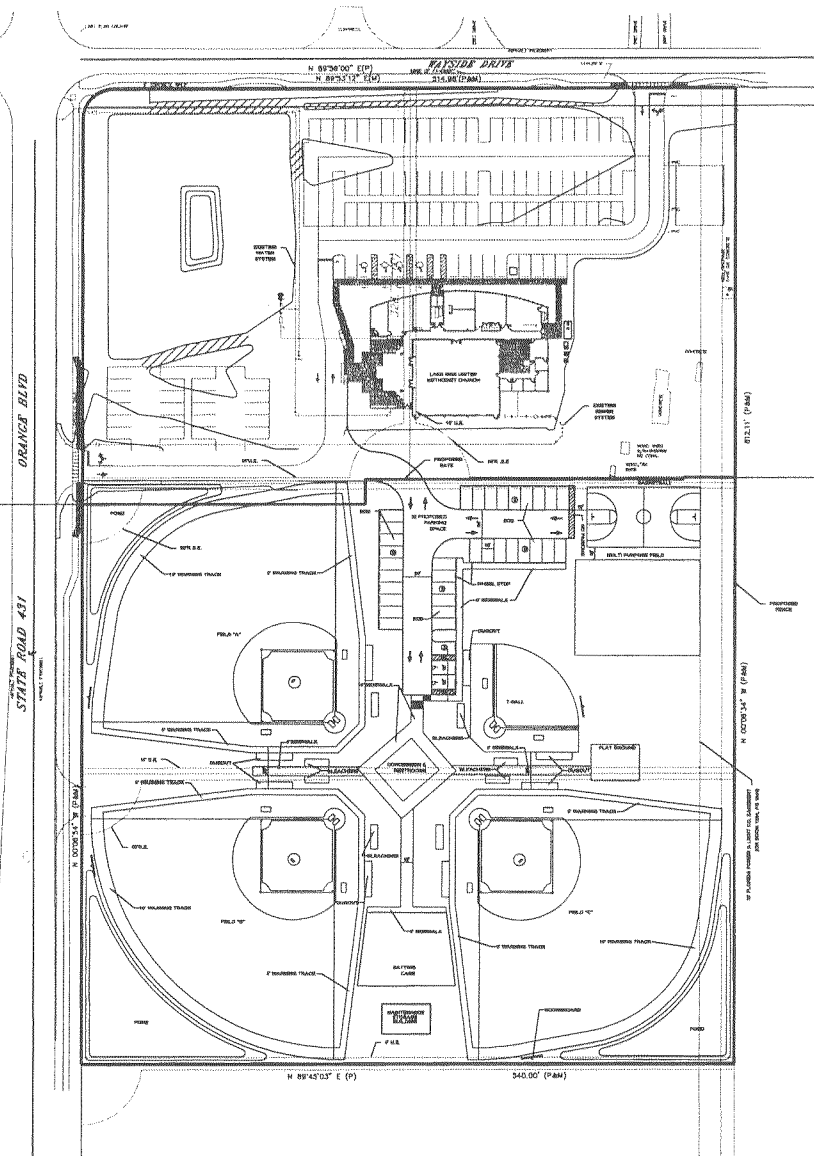
FLORIDA DEPARTMENT OF  
ENVIRONMENTAL PROTECTION  
DRINKING WATER DIVISION  
CENTRAL FLORIDA DISTRICT  
3515 MADURE BLVD., SUITE 232  
ORLANDO, FLORIDA 32803  
ATTN: RICHARD LOTT  
(407) 883-3308

FLORIDA DEPARTMENT OF  
ENVIRONMENTAL PROTECTION  
WASTEWATER COLLECTION DIVISION  
CENTRAL FLORIDA WATER DISTRICT  
3515 MADURE BLVD., SUITE 232  
ORLANDO, FLORIDA 32803  
ATTN: TRICIA WILLIAMS  
(407) 883-3315

## UTILITIES

WATER AND SEWER  
SEMINOLE COUNTY  
ENVIRONMENTAL SERVICES  
505 W. LAKE MARY BLVD  
SANFORD, FLORIDA 32773  
ATTN: BECKY NOGGLE  
(407) 566-2143

PHASE 1  
IMPROVEMENTS  
FUTURE  
IMPROVEMENTS



## SITE DATA

PARCEL ID: 30-18-30-501-0000-0010  
PROPERTY ADDRESS: 305 ORANGE BLVD, SANFORD 32771

TOTAL SITE AREA: 438,214 S.F. (10.00 AC±)  
SITE AREA TO BE USED: 256,470 S.F. (5.75 AC±)

DIRECTION	ZONING	EXISTING USE
SITE	A-1	CHURCH / VACANT
NORTH	A-1 / OP OFFICE	DAYCARE / PRESCHOOL / RESIDENTIAL
SOUTH	A-1	PRIVATE SCHOOL
EAST	PUD	RESIDENTIAL
WEST	A-1	VACANT

PROPOSED USE: CHURCH / LITTLE LEAGUE FIELD w/ CONCESSION  
PROPOSED TOTAL BUILDING AREA: 4,000 S.F.  
PROPOSED BUILDING HEIGHT: TWO STORY BUILDINGS NOT TO EXCEED 30'  
3000 S.F. CONCESSION, 1,000 S.F. MAINTENANCE

BUILDING SETBACKS	REQUIRED	PROVIDED
NORTH	50'	215.81'
SOUTH	25'	204.12'
WEST	50'	228'
EAST	25'	244.75'

### LAND COVERAGE SUMMARY

PROVIDED:  
IMPERVIOUS AREA: 19,441.85 S.F. (7.38%)  
OPEN SPACE: 231,028.15 S.F. (92.62%)  
TOTAL: 250,470 S.F.

PROPOSED HOURS OF OPERATION OF FIELDS: MON. - FRI. 4:00 P.M. - 10:00 P.M.  
SAT. 8:00 A.M. - 10:00 P.M.  
SUNDAY AND WED. - CLOSED

PARKING SPACES: 34 (12' x 20' SPACES) + 2 (12' x 20' H.C. SPACES) + 36 SPACES  
+ CHURCH PARKING FOR OVERFLOW WHEN NOT IN SESSION

BASED ON FEMA FIRM MAP NUMBER 121170040E, THE SITE APPEARS TO LIE IN FLOOD ZONE X

PHASE 1  
IMPROVEMENTS  
FUTURE  
IMPROVEMENTS

NOT PLATTED

No.	Date	Revision	By	No.	Date	Revision	By	Designed by:	LMP	Date:	10/07
1				1				Drawn by:	CAM	Job No:	P10101
2				2				Checked by:	LMP	File:	SITE PLAN
3				3				Approved by:	LMP	Complete of Authorization No.	323
4				4				Scale:	1" = 50'	© 2007	

FELLOWSHIP PARK  
SEMINOLE COUNTY, FL



Engineers  
Architects  
Surveyors  
Planners  
Landscape Architects  
Environmental Scientists  
Construction Management  
Design / Build

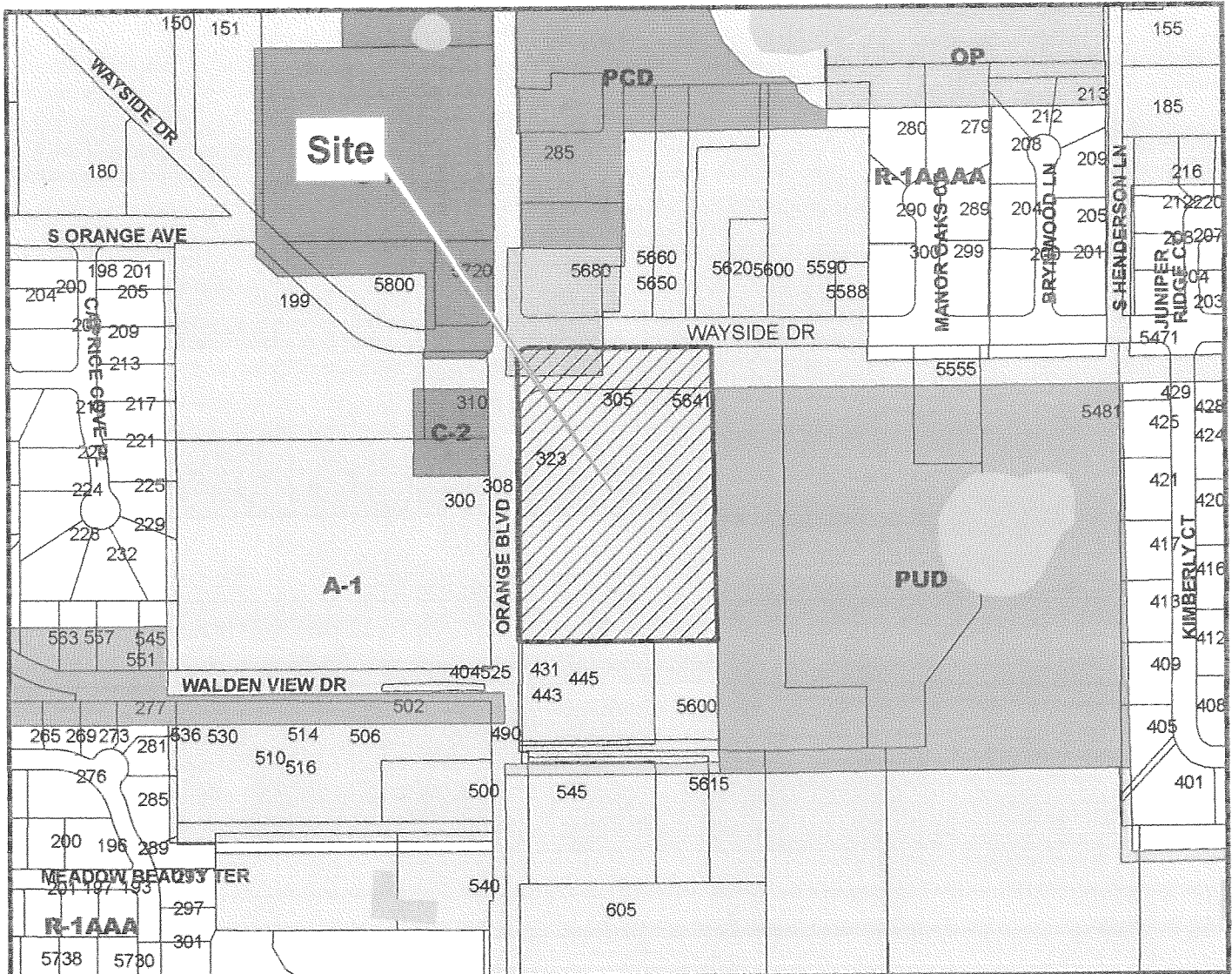
808 West Fulton Street  
Sanford, FL 32771  
P.O. Box 2666  
32775-2666  
Phone: 407.322.6641  
Fax: 407.322.6536

LAURENCE M. POLNER, P.E.  
LIC # 00074

SITE PLAN

Sheet No.  
**C-1**

Lakeside Fellowship United Methodist Church  
305 Orange Boulevard  
Sanford, Florida 32771



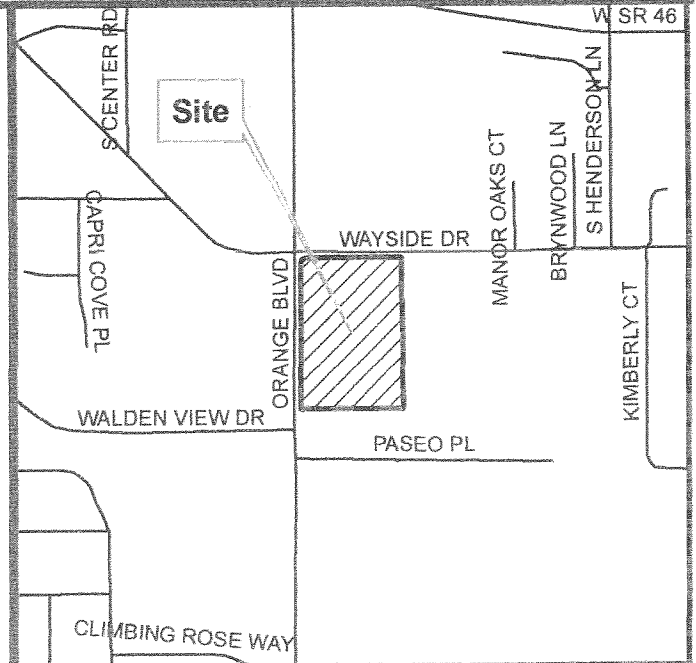
**Seminole County Board of Adjustment  
February 26, 2007**

**Case: BS2007-02 (Map 3051 Grid B1)**

**Parcel No: 30-19-30-501-0000-0010**

**Zoning**

	BS2007-02		R-1AAA		C-2
	A-1		OP		PUD
	RC-1		CN		PCD
	R-1AAAA		C-1		





Creation Date: 27, 2006 11:19  
Modification Date: Feb 06, 2006 08:16

Average Scale: 1 inch = 108.4 feet

(c) Copyright 2006, Pictometry International

Distance between tick marks: 100.44 feet



<b>PARCEL DETAIL</b> DAVID JOHNSON, CFA, ASA <b>PROPERTY APPRAISER</b> SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508																															
<b>GENERAL</b> Parcel Id: 30-19-30-501-0000-0010 Owner: CHURCH LAKESIDE FELLOWSHIP Own/Addr: UNITED METHODIST INC Mailing Address: 305 S ORANGE BLVD City,State,ZipCode: SANFORD FL 32771 Property Address: 305 ORANGE BLVD SANFORD 32771 Facility Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: 36-CHURCH/RELIGIOUS () Dor: 99-ACREAGE NOT AGRICULT		<b>2007 WORKING VALUE SUMMARY</b> Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$0 Land Value (Market): \$653,900 Land Value Ag: \$0 Just/Market Value: \$653,900 Assessed Value (SOH): \$653,900 Exempt Value: \$653,900 Taxable Value: \$0 Tax Estimator																													
<b>SALES</b> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>10/2001</td> <td>04228</td> <td>1322</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1990</td> <td>02171</td> <td>1445</td> <td>\$465,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>09/1981</td> <td>01357</td> <td>0093</td> <td>\$100,000</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> Find Sales within this DOR Code		Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	10/2001	04228	1322	\$100	Vacant	No	WARRANTY DEED	04/1990	02171	1445	\$465,000	Improved	No	WARRANTY DEED	09/1981	01357	0093	\$100,000	Vacant	No	<b>2006 VALUE SUMMARY</b> 2006 Tax Bill Amount: \$0 2006 Taxable Value: \$0 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS	
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<b>LAND</b> <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>10.060</td> <td>65,000.00</td> <td>\$653,900</td> </tr> </tbody> </table> Permits		Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	10.060	65,000.00	\$653,900	<b>LEGAL DESCRIPTION</b> PLATS: <input type="text" value="Pick..."/> LOTS 1 2 3 & 4 SHADOW LAKE ACRES PB 22 PG 24																	
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																										
ACREAGE	0	0	10.060	65,000.00	\$653,900																										
NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.																															

## TRAFFIC IMPACT ANALYSIS LITTLE LEAGUE BASEBALL FIELD

Sanford Little League is a non-profit corporation with no playing fields of its own. The league depends on other area leagues utilizing their facilities for its operation. Fort Melon Field, currently being used by the league, will soon be under construction for renovation and will not be available to the league.

### Sanford Little League at Fellowship Park

The new play fields for Sanford Little League will be at the Lakeside Fellowship Church located on Orange Boulevard (CR 431) in Seminole County. Figure 1 depicts the site of this church. The now vacant church property south of the church building on Orange Boulevard will be developed into ball fields for use by Sanford Little League.

Sanford Little League at Fellowship Park will consist of three little league fields and one T-Ball field. These fields will be in use when there is no service at the church. Games will be held on four weekdays. The start and end of games on each field will be as follows:

	<u>Start</u>	<u>End</u>
T-Ball Field	5:00 P.M.	6:30 P.M.
Little League Field 1	5:00 P.M. 7:00 P.M.	6:45 P.M. 8:45 P.M.
Little League Field 2	5:30 P.M. 7:30 P.M.	7:15 P.M. 9:15 P.M.
Little League Field 3	5:30 P.M. 7:30 P.M.	7:15 P.M. 9:15 P.M.

One game will be held on the T-Ball field lasting one hour and thirty minutes. Little League games will last one hour and forty-five minutes. Players and their families will arrive within a 30-minute period before each game. Each field will accommodate two games.

#### Trip Generation

Based upon the playfield activity described above, four teams will arrive during the 4-6 P.M. peak period (two T-Ball and six Little League). Each little league team will have 8-12 players and the T-Ball teams 8-10 players arriving with their families and relatives. Assuming an average number of 11 players for each little league team and 9 players for the T-Ball teams, there will be a total of 63 vehicle arrivals calculated as follows:

$$1 \text{ field} \times 2 \text{ teams} \times 9 \text{ players} \times 0.75 + 3 \text{ fields} \times 2 \text{ teams} \times 11 \text{ players} \times 0.75 = 63 \text{ vehicle arrivals}$$

The 0.75 factor (or 75%) used in the above equation accounts for an estimated 25% same family/carpooling players. There will be no departures during the highway 4-6 P.M. peak period since the games start at 5 P.M. and the shortest duration is one hour thirty minutes for the T-Ball game. The Little League games last one hour and forty-five minutes.

#### Trip Distribution

The Sanford Little League trips will be generated within a service area as shown in Figure 2. Based upon review of this area and discussions with Little League officials, a distribution pattern was determined as follows:

- To/from the north on Orange Boulevard ..... 60%
- To/from the south on Orange Boulevard ..... 30%
- To/from the east on Wayside Drive ..... 8%
- To/from the west on Wayside Drive ..... 2%

Trips arriving to the ball fields will utilize the existing Church Entrance on Orange Boulevard as shown in Figure 3. There is an existing southbound left turn lane on Orange Boulevard at this entrance. Based upon the P.M. peak hour trip generation estimate and the above distribution, 44 P.M. peak hour trips will utilize this left turn lane in order to enter the site. The turn lane has an adequate length to accommodate these trips which would require a queue length of 37 feet (or a minimum of 50 feet). There will be 19 P.M. peak hour vehicles approaching from the south entering the site at the Church Entrance.

### Traffic Concurrency

Based upon Seminole County's concurrency data base, the impacted segment of CR 431 (Orange Boulevard) from SR 46 to Markham Road has an available capacity of 10,344 daily trips. The following is a calculation of net available daily capacity:

Current Traffic Count	8,178
Committed Trips	<u>838</u>
	9,016
Roadway Link Capacity	<u>19,360</u>
Net Available Capacity	10,344

Based upon the schedule of game activity and the number of fields and players, Sanford Little League will generate a daily traffic volume of 212 trips per day. The highest impact on the CR 431 link would be a maximum of 148 daily trips representing 70% of the total trips generated ( $212 \times 0.70 = 148$ ).

### Conclusions

Sanford Little League is proposing to utilize the new ball fields to be constructed at the Lakeside Fellowship Church site. Four ball fields will be constructed and weekday activity will be conducted on four days starting at 5:00 P.M. There will be no games scheduled when service is conducted at the church.

Sanford Little League will generate a daily traffic volume of 212 trips and a P.M. peak hour volume of 44 trips. These vehicle trips will utilize the existing Church Entrance on Orange Boulevard (CR 431) to gain access to the site. Based upon the County's Concurrency data base, there is ample net available capacity on CR 431 to accommodate the trips to be generated. Furthermore, the existing driveway to be utilized to gain access to the site has a separate left turn lane of adequate length for the projected P.M. peak hour trips.



## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On February 26, 2007 Seminole County issued this Development Order relating to and touching and concerning the following described property:

Lots 1, 2, 3 & 4 Shadow Lake Acres PB 22 PG 24

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

### **FINDINGS OF FACT**

**Property Owner:** Church Lakeside Fellowship  
305 South Orange Boulevard  
Sanford, Fl. 32771

**Project Name:** 305 South Orange Boulevard

#### **Requested Development Approval:**

Request for a special exception for a three (3) 210 foot fields, one tee ball field, 2-story concession stand, restrooms, batting cage, playground, basketball court, and a maintenance storage building in the A-1 (Agriculture District).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Kathy Fall, Principal Planner  
1101 East First Street  
Sanford, Florida 32771

### Order

#### **NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

- The fields will be used for schedule games on Monday, Tuesday, Thursday and Friday with starting times from 5:30 to 7:30. On Saturdays there will be games from 8:30 a.m. to 7:30 p.m. These times are based existing church schedule so that the fields and church are not utilized at the same time. Under no circumstances can the church and fields be in use at the same time, for example weddings and special events.
- No parking shall be allowed in undesignated areas and/or the right of away.
- The fields will not be used for practice.
- There will be a 6 foot high masonry wall adjacent to the existing single family home.
- There will be no amplification of sound.
- There shall be a plan submitted at site plan to show how balls will be secured within the designated property lines to ensure any safety concerns with Orange Boulevard and adjacent property owners.
- The site plan shall be in compliance with the Seminole County Land Development Code.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole

County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
April Boswell, AICP  
Planning Manager

**STATE OF FLORIDA     )**  
**COUNTY OF SEMINOLE   )**

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires: